

Local Market Update – April 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Ashland

Single-Family Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	8	15	+ 87.5%	21	37	+ 76.2%
Closed Sales	7	9	+ 28.6%	19	26	+ 36.8%
Median Sales Price*	\$650,000	\$590,000	- 9.2%	\$650,000	\$595,000	- 8.5%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.5	0.6	+ 20.0%	--	--	--
Cumulative Days on Market Until Sale	11	12	+ 9.1%	26	25	- 3.8%
Percent of Original List Price Received*	107.4%	104.0%	- 3.2%	103.4%	102.7%	- 0.7%
New Listings	6	14	+ 133.3%	24	42	+ 75.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

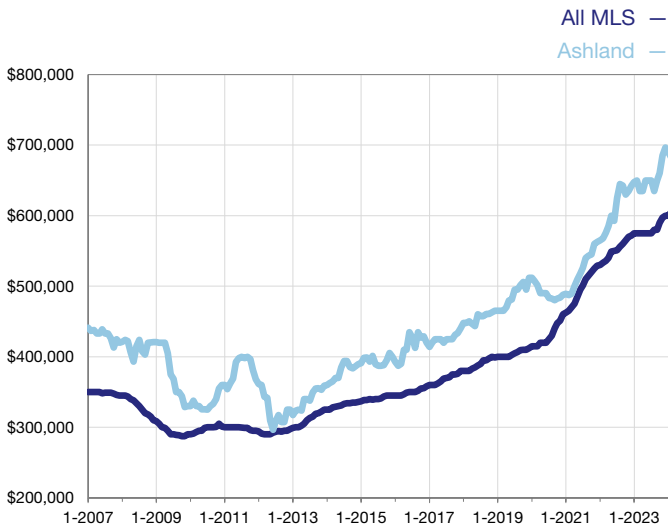
Condominium Properties

Key Metrics	April			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Pending Sales	9	10	+ 11.1%	27	27	0.0%
Closed Sales	5	7	+ 40.0%	21	25	+ 19.0%
Median Sales Price*	\$500,000	\$535,000	+ 7.0%	\$525,000	\$550,000	+ 4.8%
Inventory of Homes for Sale	5	2	- 60.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--
Cumulative Days on Market Until Sale	22	9	- 59.1%	31	17	- 45.2%
Percent of Original List Price Received*	100.5%	106.7%	+ 6.2%	99.0%	104.5%	+ 5.6%
New Listings	9	11	+ 22.2%	30	27	- 10.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

